

C.A.R. Legislative Meetings - Sacramento

Tim Townley

Board Action Items

Strategic Planning and Finance

1. ACTION ITEM – CONSENT AGENDA That the Statement of Income and Expenses by program for the two months ending February 28, 2023 be approved.

Total C.A.R. Revenue: \$29,168,700. Expenses: \$6,279,400 An Excess of Income over Expenses (Before Unrealized Investment Results) \$22,889,300 REALTOR® Action Assessment Program Allocation: \$4,788,400 * Direct Member Contributions to PACs: \$6,112,500 *Advocacy Local Fund (ALF) Allocation: \$1,123,600 *Total REALTOR® Action Assessment: \$12,024,500 The C.A.R. Balance Sheet as of February 28, 2023 Total Assets: \$145,919,700 (of which \$106,859,800 are Current Assets) Total Liabilities: \$15,173,100 (of which \$13,768,800 are Current Liabilities) C.A.R. Fund Balance: \$130,746,600 * Some amounts are estimated because the actual amount of PAC contributions and non-PAC advocacy and political allocations are variable depending on factors such as membership levels, participation, local advocacy needs, and application of political contribution rules. Amounts may vary from these estimates. However, percentages contributed to PACs by members and allocated to ALF for non-PAC advocacy and political purposes, taken as a whole, are consistent with prior years.

2. ACTION ITEM – CONSENT AGENDA That the Projected Statement of Income and Expenses by program for the year ending December 31, 2023 be approved. Total C.A.R. Revenue: \$50,279,100 Expenses: \$50,253,200 Net Income (Before Unrealized Investment Results) \$25,900 REALTOR® Action Assessment Program Allocation: \$5,369,000 *Direct Member Contributions to PACs: \$7,235,200 *Advocacy Local Fund (ALF) Allocation: \$1,527,600 *Total REALTOR® Action Assessment: \$14,131,800 * Some amounts are estimated because the actual amount of PAC contributions and non-PAC advocacy and political allocations are variable depending on factors such as membership levels, participation, local advocacy needs, and application of political contribution rules. Amounts may vary from these estimates. However, percentages contributed to PACs by members and allocated to ALF for non-PAC advocacy and political purposes, taken as a whole, are consistent with prior years.

3. ACTION ITEM – CONSENT AGENDA That the Audited Statement of Income and Expenses by program for the year ending December 31, 2022 be approved. Total C.A.R. Revenue: \$39,992,900 Expenses: \$41,202,700 Net Deficit (Before Unrealized Investment Results) \$1,209,800 REALTOR® Action Assessment Program Allocation: \$4,831,200 *Direct Member Contributions to PACs: \$8,392,200 *Advocacy Local Fund (ALF) Allocation: \$1,454,500 *Total REALTOR® Action Assessment: \$14,677,900 The C.A.R. Balance Sheet ending December 31, 2022 Total Assets: \$125,441,200 (of which \$86,407,500 are Current Assets) Total Liabilities: \$23,224,500 (of which \$21,820,200 are Current Liabilities) C.A.R. Fund Balance: \$102,216,700 *The actual amount of PAC contributions and non-PAC advocacy and political allocations are variable depending on factors such as membership levels, participation, local advocacy needs, and application of political contribution rules. However, percentages contributed to PACs by members and allocated to ALF for non-PAC advocacy and political purposes, taken as a whole, are consistent with prior years

CREPAC Trustees

1. REPORT ONLY That the following slate is duly noticed for approval at the Fall 2023 Business Meetings. New Trustees serve for a two-year term. Non-voting Alternate Trustees may be selected to fill the remainder of a vacant term during their two-year term. NOMINEES FOR CREPAC TRUSTEE (November 2023 - November 2025) Judy Covington, Region 3 Todd Mendoza, Region 4 Debi Mackey, Region 5 Paula (PJ) Johnsen, Region 7 Lynn Heintz, Region 12 Michael Stoffel, Region 14 Jan Hudson, Region 15 Crystal DaCosta, Region 17 Marion Proffitt, Region 23 Michael Sibilia, Region 19 Jim Irving, Region 31 NOMINEES FOR CREPAC NON-VOTING ALTERNATE TRUSTEE (November 2023 - November 2025) Julie Dempsey, Region 4 Tom Berge Jr., Region 16

2. REPORT ONLY That CREPAC reviewed their committee objectives and action items to be in compliance with the Association's Larger Strategic Framework, Strategic Plan, and Priorities. The Pillar of Influence best aligns with CREPAC's goals. The committee has made significant effort to inform the membership regarding CREPAC's decision making process, promote trustee recruitment, and encourage local and state advocacy efforts.

3. REPORT ONLY That CREPAC issued funding to incumbent State Assembly candidates and State Senate candidates up for reelection during the 2024 Primary Election cycle.

4. REPORT ONLY That CREPAC reviewed and contributed funding to the California Republican Party and California Democratic Party.

5. REPORT ONLY That the members of the subcommittee tasked with reviewing the REALTOR® Party of California Task Force recommendations have been selected and are preparing to meet in the near future. The subcommittee will seek to incorporate recommendations that best benefit the REALTOR® Party Agenda.

Environmental Sustainability

1. ACTION ITEM That C.A.R. "OPPOSE UNLESS AMENDED" AB 460 (Bauer-Kahan) and AB 1337 (Wicks), unless the bills are amended to apply to illegal water diversions and eliminate the State Water Resources Control Board's proposed authority to act as sole arbiter. Legislative Committee: Approved

2. ACTION ITEM That C.A.R. "SUPPORT" AB 830 (Soria), which seeks to exempt temporary operation of existing infrastructure or temporary pumps necessary to divert flood stage and monitor stage flows from existing requirements that mandate local agencies to notify the Department of Fish and Wildlife prior to commencing work to protect life and property. Legislative Committee: Approved

3. ACTION ITEM That C.A.R. "SUPPORT" AB 1488 (Wallis), which seeks to expand the Governor's ability to streamline the CEQA process under the Jobs and Economic Improvement

Through Environmental Leadership Act of 2021 for large scale deed restricted infill housing developments to water storage projects, water conveyance projects, and groundwater recharge projects that provide public benefits and drought preparedness, until January 1, 2025.

Legislative Committee: Approved

4. ACTION ITEM That C.A.R. “SUPPORT” AB 1613 (Bains), which seeks to require the Department of Water Resources, in consultation with the State Water Resources Control Board, the Department of Fish and Wildlife, the federal Bureau of Reclamation, and the United States Fish and Wildlife Service, to construct, operate, and maintain barriers that maximize reductions in salinity (salt water) contamination of fresh water with minimal adverse impact on the environment, native endangered species, and beneficial uses. Legislative Committee: Approved

5. ACTION ITEM That C.A.R. “SUPPORT” SB 231 (Hurtado), which requires the State Water Resources Control Board, in collaboration with the Department of Water Resources, and the State Department of Public Health, to prepare and submit an update to the report to the Legislature evaluating the feasibility, estimated costs, and potential means of financing a coordinated water measurement database by January 1, 2025. Legislative Committee: Approved.

6. ACTION ITEM That C.A.R. “SUPPORT” SB 659 (Ashby), which seeks to establish the California Water Supply Solutions Act of 2023 to achieve an increase of 10 million acre-feet of annual groundwater recharge by December 31, 2035, and to include groundwater supply solution in the next California Water Plan update. Legislative Committee: Approved

7. ACTION ITEM That C.A.R. “SUPPORT” SB 755 (Becker), which requires the state’s Energy Commission (CEC) to develop, and make publicly available, all energy efficiency and building decarbonization programs for residential buildings and residential electricity customers, while also ensuring residential customers can apply for the incentive programs identified on the CEC website.

Legislative Committee: Approved Homeownership Housing

1. ACTION ITEM That C.A.R. “SUPPORT” AB 1333 (Ward), which seeks to prohibit new subdivision developers from conducting “bulk sales” of units issued an occupancy permit on or after January 1, 2024, in order to facilitate individual sales of new homes. Legislative Committee: Approved PASSED

2. ACTION ITEM That C.A.R. “OPPOSE UNLESS AMENDED” AB 976 (Ting), unless the bill is amended to allow local governments to institute reasonable owner occupancy requirements on ADUs that are intended to be sold separately as a single-family home. Legislative Committee: Approved PASSED

IMPAC Trustees

1. REPORT ONLY That the following slate is duly noticed for approval at the Fall 2023 Business Meetings. New Trustees serve for a two-year term. Non-voting Alternate Trustees may be selected to fill the remainder of a vacant term during their two-year term. NOMINEES FOR IMPAC TRUSTEE (November 2023 – November 2025) Maxine Feil, Region 3 Tyra Wright, Region 5 Judith Myers, Region 5 Jeannie Anderson, Region 8 Ruth McNevin, Region 13 Karl Lee, Region 19 Josie Taylor, Region 23 Norma Scantlin, Region 30 NOMINEES FOR IMPAC NON-VOTING ALTERNATE TRUSTEE (November 2023 – November 2025) Michele Manzone, Region 5 Howard Katchen, Region 18

2. REPORT ONLY That the following IMPAC requests were approved: --\$150,000 to the Pacific Legal Foundation (PLF) to support PLF's litigation work in defense of property and other constitutional rights. --\$75,000 to the Civil Justice Association of California to maintain C.A.R.'s annual membership as a Sponsoring Board Member with CJAC's Board of Directors, member of CJAC's Appellate Committee and support of CJAC's Civil Justice in Action Program. --\$7,000 to the California Taxpayers Association to pay for C.A.R.'s annual membership fee.

3. REPORT ONLY It was reported for information only that the following IMPAC requests were denied: --\$200,000 to the Civil Justice Association of California to help fund a signature gathering effort to place an initiative on the November 2024 ballot to place a limit on attorney fees.

4. REPORT ONLY It was reported for information only that the following decisions were taken by IMPAC: --IMPAC voted to add a requirement to the IMPAC bylaws that states that Trustees will all be Major Investors, as recommended by the REALTOR® Party Task Force. --IMPAC voted to form a working group that will focus on amending the current Bylaws as recommended by the REALTOR® Party Task Force.

Investment Housing

1. ACTION ITEM That C.A.R. "FAVOR" AB 653 (Reyes), which establishes the Federal Housing Voucher Acceleration Program under the Department of Housing and Community Development to award grants to public housing authorities to, among other things, provide financial incentives to housing providers to encourage them to participate in the federal Housing Choice Voucher Program (also known as Section 8). Legislative Committee: PASSED

Legal Action Fund

REPORT ONLY 1. The Trustees were updated on the California Supreme Court's denial of the petition for review in *Whitlatch v. Premier Valley*. AAGLA requested a \$25,000 – \$50,000 contribution to support a reverse validation and declaratory relief lawsuit in the superior court challenging the City of LA's transfer tax on properties over \$5M (Measure ULA). The issue is whether the tax is an invalid "special" tax on property prohibited by Proposition 13 of the California Constitution and also invalid under the LA City Charter. The Trustees authorized a \$25,000 contribution to AAGLA.

Legislative

1. ACTION ITEM That C.A.R. adopt an “AGAINST” position on an as yet unnumbered ballot proposition that will likely appear on the November 5, 2024 state ballot entitled “Expands Local Governments’ Authority to Enact Rent Control on Residential Property. Initiative Statute.” Note: C.A.R. has previously taken the following positions on upcoming State Ballot Measures: --An as yet unnumbered ballot proposition that will appear on the March 5, 2024 state ballot entitled SCA 2 (Allen) Public Housing projects. (Res. Ch. 182, 2022) “CO-SPONSOR” --An as yet unnumbered ballot proposition that will appear on the November 5, 2024 state ballot entitled Limits Ability Of Voters And State And Local Governments To Raise Revenues For Government Services. Initiative Constitutional Amendment. “FOR” PASSED

MLS Policy

1. ACTION ITEM That the California Model MLS Rules be amended to adopt additional rules requiring enhanced listing attribution in Participants’ and Subscribers’ display of listings, such rules to comply with NAR MLS policy. C.A.R. staff to include the amendments in the next edition of the California Model MLS Rules. PASSED

Nominating

1. ACTION ITEM That the following be designated to serve as State Allocated NAR Directors for a two year term ending November 2025 and as Alternates for the 2024 elective year. Kevin Brown, Region 6 Otto Catrina, Region 6 Suzi Dunkel-Soto, Region 16 Heather Ozur, Region 28 John Y Wong, Region 8 Alternates in Priority Order Lisa Fore, Region 29 Casey McLoed, Region 3 Larry Black, Region 23 Robert Bailey, Region 10 Marion Proffitt, Region 23 Tom Berge Jr., Region 16 Chris Duff, Region 17 Phil Schaefer, Region 23 Sue Walsh, Region 25 Jeanette Way, Region 4 Chris Kutzkey, Region 2 Allen Okamoto, Region 8 PASSED

2. ACTION ITEM That the following individuals be elected as Directors For Life: Pat Douglas, Region 17 Eva Garcia, Region 3 Judith Myers, Region 5 3. ACTION ITEM That John M. Sebree be elected as Chief Executive Officer/State Secretary for the year 2024. 4. ACTION ITEM That Mark Peterson be elected as Treasurer for the years 2024-2025. 5. ACTION ITEM That Heather Ozur be elected as President-Elect for the year 2024. 6. REPORT ONLY That Melanie Barker will become President for the year 2024. PASSED

Strategic Planning and Finance

1. REPORT ONLY That the Global Real Estate Forum Mission Statement be revised as follows: The C.A.R. Global Real Estate Forum’s purpose is to educate, inform and provide practical ways to engage with global real estate clients, network and expand C.A.R. members’ business opportunities in global real estate.

Taxation and Government Finance

1. ACTION ITEM That C.A.R., in conjunction with NAR, “SUPPORT” tax policies that provide a zero capital gains tax rate or a reduced capital gains tax rate to existing (as of the date of enactment) owners of rental single-family homes, townhomes, or condominiums that sell property to an owner occupant. Federal Committee: Approved PASSED

Transaction and Regulatory

1. ACTION ITEM That C.A.R. “OPPOSE UNLESS AMENDED” AB 1345 (Hart and Wilson) unless the bill is amended to prohibit any “future listing right” agreement, while leaving the traditional exclusive listing agreement practice in place. NOTE: As currently in print, AB 1345 (Hart and Wilson) limits exclusive listing agreements to no more than 12 months and prohibits the recording of any listing agreement. Legislative Committee: Approved PASSED